023.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,900 / 881,900
					USE VALUE:	881,900 / 881,900
					ASSESSED:	881,900 / 881,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-45	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO JANE L TRUSTEE
Owner 2:	PEARL REAL ESTATE TRUST
Owner 3:	
Street 1:	P.O. BOX 121
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,255 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1850, having primarily Aluminum Exterior and 3840 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5255.000	466,000		415,900	881,900
Total Card	0.121	466,000		415,900	881,900
Total Parcel	0.121	466,000		415,900	881,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 229.66 | /Parcel: 229.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 15405
GIS Ref:
GIS Ref:
Insp Date: 08/20/18

!1924!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	441,700	0	5,255.	415,900	857,600	857,600	Year End Roll	12/18/2019
2019	111	FV	388,800	0	5,255.	441,900	830,700	830,700	Year End Roll	1/3/2019
2018	111	FV	388,200	0	5,255.	322,300	710,500	710,500	Year End Roll	12/20/2017
2017	111	FV	364,100	0	5,255.	280,700	644,800	644,800	Year End Roll	1/3/2017
2016	111	FV	364,100	0	5,255.	239,100	603,200	603,200	Year End	1/4/2016
2015	111	FV	328,000	0	5,255.	233,900	561,900	561,900	Year End Roll	12/11/2014
2014	111	FV	328,000	0	5,255.	192,400	520,400	520,400	Year End Roll	12/16/2013
2013	111	FV	328,000	0	5,255.	183,000	511,000	511,000		12/13/2012

PRINT

Date	Time
12/10/20	17:28:04

LAST REV

Date	Time
08/30/18	15:53:09
mmcmakin	
1924	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAPIRO JANE L	23558-150		8/20/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	15405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2007	86	Manual	7,035					replace existing f
6/27/2005	524	Re-Roof	10,800					
4/14/2003	260	Foundati	69,000					repairs & rebuild
4/14/1997	159	Manual	700					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	CC	Chris C
6/27/2018	MEAS&NOTICE	HS	Hanne S
2/15/2009	Measured	345	PATRIOT
7/20/2005	Inspected	BR	B Rossignol
11/8/1999	Inspected	267	PATRIOT
10/12/1999	Measured	264	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5255		Sq. Ft.	Site		0	80.	0.99	1			Med. Tr	-10					415,908						415,900	

Total AC/HA: 0.12064 | Total SF/SM: 5255 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 415,908 | Spl Credit | Total: 415,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN/BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	38.82	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.91249996
Const Adj.:	0.98990101
Adj $ / SQ:	126.460
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	761696
Depreciation:	295691
Depreciated Total:	466006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	6	Baths:	4	HB	

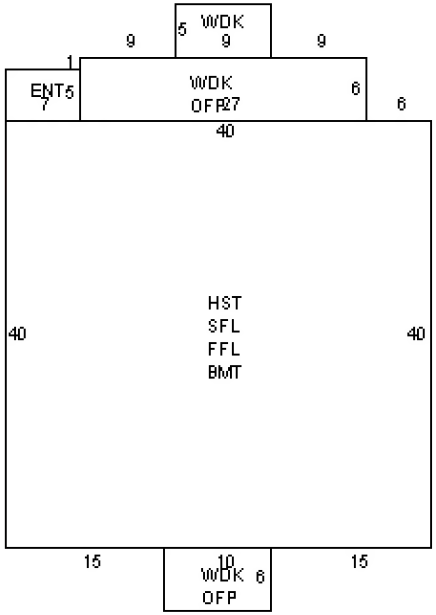
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
2	4	1	M
Totals			
4	20	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,600	37.940	60,701
FFL	First Floor	1,600	126.460	202,336
SFL	Second Floor	1,600	126.460	202,336
HST	Half Story	800	116.340	93,074
WDK	Deck	267	9.650	2,576
OFP	Open Porch	222	23.690	5,259
ENT	ENTRY	35	26.130	915
	Net Sketched Area:	6,124	Total:	567,197
Size Ad	4000	Gross Are	6924	FinArea 3840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	126.46
Special Features:	0	Val/Su Net:	76.09
Final Total:	466000	Val/Su SzAd	116.50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	